041.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,050,600 /	1,050,600
					USE VALUE:	1,050,600 /	1,050,600
					ASSESSED:	1,050,600 /	1,050,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUCAJ ARLINDI &
Owner 2:	BALLA EDLIRA
Owner 3:	
Street 1:	40 FORDHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THAKALI SAGAR -
Owner 2:	HIRACHAN JASMEEN -
Street 1:	40 FORDHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2760 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	597,400	9,200	444,000	1,050,600
Total Card	0.103	597,400	9,200	444,000	1,050,600
Total Parcel	0.103	597,400	9,200	444,000	1,050,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.65 | /Parcel: 380.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	597,600	9200	4,500.	444,000	1,050,800	1,050,800	Year End Roll	12/18/2019
2019	104	FV	418,800	6000	4,500.	471,800	896,600	896,600	Year End Roll	1/3/2019
2018	104	FV	418,800	6000	4,500.	344,100	768,900	768,900	Year End Roll	12/20/2017
2017	104	FV	393,600	6000	4,500.	299,700	699,300	699,300	Year End Roll	1/3/2017
2016	104	FV	393,600	6000	4,500.	255,300	654,900	654,900	Year End	1/4/2016
2015	104	FV	352,100	6000	4,500.	249,800	607,900	607,900	Year End Roll	12/11/2014
2014	104	FV	267,400	5100	4,500.	205,400	477,900	477,900	Year End Roll	12/16/2013
2013	104	FV	255,600	5100	4,500.	195,400	456,100	456,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THAKALI SAGAR,	61991-596		6/11/2013		620,000	No	No		
VEINOT DAVID/EL	57479-409		9/20/2011		472,000	No	No		
VEINOT DAVID O	32790-97		5/2/2001	Family	1	No	No		
	14789-264		11/1/1982		99,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2015	1143	Manual	4,000		8/18/2015			Bathroom tile, she
3/11/2015	228	Manual	5,000					Install sheet meta
3/11/2015	227	Manual	5,000					Install sheet meta
8/1/2014	940	Dormers	40,000		8/1/2014			Construction of do
8/23/2012	1063	Redo Kit	19,970					
8/28/2003	723	Re-Roof	10,400					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
8/1/2014	Info Fm Prmt	PC	PHIL C
1/28/2013	Info Fm Prmt	BR	B Rossignol
12/20/2011	MLS	EMK	Ellen K
11/13/2008	Meas/Inspect	294	PATRIOT
8/24/2005	Fieldrev-Chg	BR	B Rossignol
3/22/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

User Acct

28339

GIS Ref

GIS Ref

Insp Date

11/09/18

!3453!

PRINT

Date	Time
12/10/20	18:42:21

LAST REV

Date	Time
10/09/19	11:46:13
apro	
3453	

USER DEFINED

Prior Id # 1:	28339
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03043473
Const Adj.:	0.98539203
Adj $ / SQ:	172.615
Other Features:	119300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669759
Depreciation:	72334
Depreciated Total:	597425

COMMENTS

SCUTTLE; OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

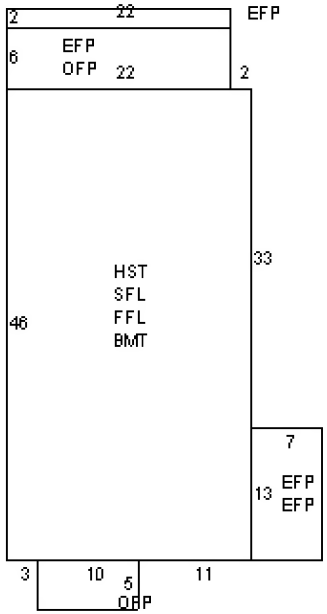
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.61
Special Features:	0	Val/Su Net:	135.65
Final Total:	597400	Val/Su SzAd	216.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	51.780	57,170
FFL	First Floor	1,104	172.610	190,567
SFL	Second Floor	1,104	172.610	190,567
HST	Half Story	552	172.610	95,283
EFP	Enclos Porch	358	34.320	12,287
OFP	Open Porch	182	25.190	4,585

Net Sketched Area:	4,404	Total:	550,459

Size Ad	2760	Gross Are	4956	FinArea	2760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1924	21.25	T	30	104			6,000			6,000
22	Wood Deck	D	Y	1	20X20	A	AV	2014	8.50	T	5	104			3,200			3,200

More:	N	Total Yard Items:	9,200	Total Special Featues:		Total:	9,200